

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED  
Statutory Short Form**

41-57-1

**CHINOOK BUILDING AND DEVELOPMENT, LLC**, a Maine Limited Liability Company, with a business address of P. O. Box 544, Fairfield, ME 04937, for consideration paid, grant and convey to **DAVID S. SMITH and AMANDA E. SMITH** of 1220 Belfast Road, Knox ME 04986, with Warranty Covenants, as Joint Tenants, the real estate described as follows:

Unit No. DC-1 of the condominium known as Lincoln Green Condominium (the "Condominium"), located in the City of Waterville, County of Kennebec and State of Maine, in accordance with the Condominium Declaration for Lincoln Green Condominium (the "Declaration"), under the provisions of Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended, known as the Maine Condominium Act, which Declaration is dated October 21, 2004, and recorded in the Kennebec County Registry of Deeds in Book 8170, Page 60, and as the same may be further modified or amended, together with an undivided percentage common element interest in the common areas and facilities of said Condominium, including the allocation of garages, as set forth in Exhibit B to said Declaration and any amendments thereto. The Condominium property is shown on the following plat and plans: (i) on the plat entitled "Lincoln Green Condominium, Waterville, Maine, Condominium Plat," prepared by J. H. Mathieson Surveying recorded on October 22, 2004, in the Kennebec County Registry of Deeds in Plan File 2004-218; and (ii) on the plans entitled "Lincoln Green Condominium, Waterville, Maine, Building 001 (Units DC-1 & DC-3), Building 002 (Units DC-7 & DC-9), and Building 014 (Units VC-13 and VC-15) prepared by J. H. Mathieson Surveying and recorded on October 22, 2004, in the Kennebec County Registry of Deeds in Plan File 2004-219 through 224. Reference is also made to the Final Plan of Lincoln Green Condominium prepared by Dirigo Engineering dated May 21, 2003, recorded in the Kennebec County Registry of Deeds in Plan File E2003-84 together with revised Final Plan dated August 26, 2004 and recorded in Plan File 2004-213, as signed and approved by the Waterville Planning Board.

The above property is conveyed subject to the terms and conditions of: (a) the Maine Department of Environmental Protection ("DEP") Storm Water Permit dated 4/18/03 and recorded in the Kennebec County Registry of Deeds in Book 7391 Page 190; and (b) those easements, covenants, and exceptions contained in Exhibit A to the Lincoln Green Condominium Declaration recorded in the Kennebec County Registry of Deeds in Book 8170 Page 60 including updated easements to the Kennebec Water District and the Waterville Sewerage District to be recorded.

Meaning and intending to convey a portion of the premises conveyed by Warranty Deed from Gerald E. Roy to Chinook Building and Development, LLC dated May 30, 2003, and recorded in the Kennebec County Registry of Deeds in Book 7430, Page 180. See also Deeds exchanged between Chinook Building and Development, LLC and Lincoln Woods Owners Association recorded in the Kennebec County Registry of Deeds in Book 8167, Page 116 and 118.

In Witness Whereof, **CHINOOK BUILDING AND DEVELOPMENT, LLC**, has caused this instrument to be signed by Gregory A. Roberts and Laurie L. Roberts, its Members this 10th day of March, 2005.

② m JAS

47-57-1

Signed, Sealed and Delivered  
in the presence of:

William P. Dubord

William P. Dubord

STATE OF MAINE  
COUNTY OF KENNEBEC

**CHINOOK BUILDING AND DEVELOPMENT,  
LLC**

  
By Gregory A. Roberts  
Its Member

Laurie L. Roberts  
By Laurie L. Roberts  
Its Member

Dated: March 10, 2005

Then personally appeared the above named Gregory A. Roberts and Laurie L. Roberts, Members of **CHINOOK BUILDING AND DEVELOPMENT, LLC**, and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of said Limited Liability Company.

Before me,

William P. Dubord  
Notary Public  
Print  
Name: WILLIAM P. DUBORD  
Attorney At Law  
Notary Public

My Commission Expires 6/26/2008

SEAL

Received Kennebec SS.  
03/14/2005 8:05AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS